

177.0

0008

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

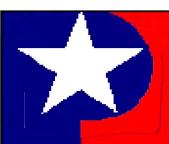
797,700 / 797,700

USE VALUE:

797,700 / 797,700

ASSESSED:

797,700 / 797,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		AVOLA ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CALLAHAN JAMES F & JESSICA K	
Owner 2:	
Owner 3:	

Street 1: 34 AVOLA STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: THERIAULT NORMAN/MARIE/L/EST -	
Owner 2: THERIAULT ELIZABETH TRUSTEE -	
Street 1: 34 AVOLA STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .33 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1462 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	
	Topo
	1
	Level
	Street
	Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14356	Sq. Ft.	Site			0	70.	0.59	6									595,475						595,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14356.000	201,900	300	595,500	797,700		120096
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

PREVIOUS ASSESSMENT								Parcel ID	177.0-0008-0012.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	201,900	300	14,356.	595,500	797,700		Year end	12/23/2021
2021	101	FV	194,300	300	14,356.	595,500	790,100		Year End Roll	12/10/2020
2020	101	FV	194,300	300	14,356.	595,500	790,100		790,100 Year End Roll	12/18/2019
2019	101	FV	175,100	300	14,356.	587,000	762,400		762,400 Year End Roll	1/3/2019
2018	101	FV	173,600	300	14,356.	450,900	624,800		624,800 Year End Roll	12/20/2017
2017	101	FV	173,600	300	14,356.	425,300	599,200		599,200 Year End Roll	1/3/2017
2016	101	FV	173,600	300	14,356.	391,300	565,200		565,200 Year End	1/4/2016
2015	101	FV	172,800	300	14,356.	365,800	538,900		538,900 Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT				PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Date	Result	By	Name	Date	Result	By	Name
THERIAULT NORMA	60274-290		10/18/2012		449,000	No	No			9/8/2018	MEAS&NOTICE	HS	Hanne S	9/8/2018	MEAS&NOTICE	HS	Hanne S	9/8/2018	MEAS&NOTICE	HS	Hanne S
THERIAULT NORMA	53654-554		10/9/2009	Family		1	No	No	Marie Theriault dod 05/22/12	10/21/2008	Meas/Inspect	189	PATRIOT	10/21/2008	Meas/Inspect	189	PATRIOT	10/21/2008	Meas/Inspect	189	PATRIOT
THERIAULT NORMA	53654-549		10/9/2009	Family		1	No	No		1/3/2000	Meas/Inspect	243	PATRIOT	1/3/2000	Meas/Inspect	243	PATRIOT	1/3/2000	Meas/Inspect	243	PATRIOT
	21200-12		6/1/1991		175,000	No	No	Y		1/1/1982		GP			1/1/1982		GP	1/1/1982		GP	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Fair	OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Fair	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 6	BRs: 2	Baths: 1	HB
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: AV - Average

31. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

31 %

**CALC SUMMARY**

Basic \$ / SQ: 100.00

Size Adj.: 1.35000002

Const Adj.: 0.99573886

Adj \$ / SQ: 134.425

Other Features: 67600

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 292555

Depreciation: 90692

Depreciated Total: 201863

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr:

134.42

Special Features:

0

Val/Su Net:

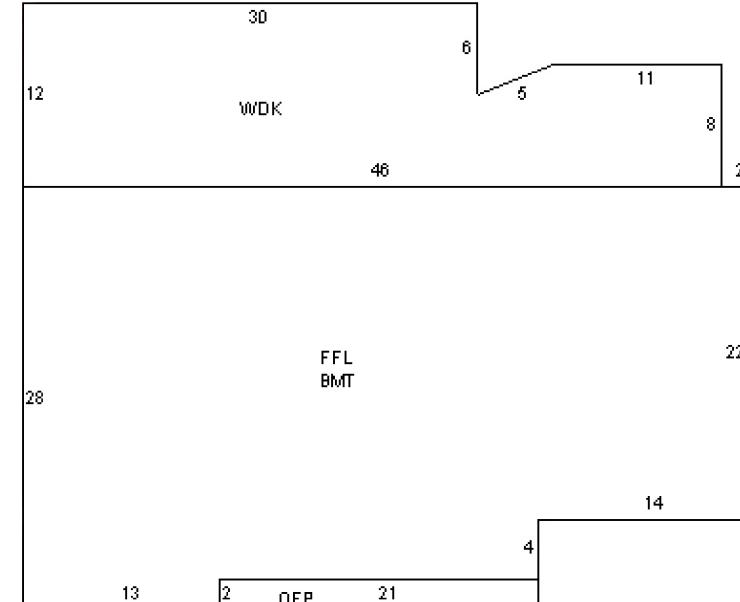
68.19

Final Total:

201900

Val/Su SzAd

165.76

**COMMENTS****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,218	45.570	55,504	BMT	100	RRM	20		
FFL	First Floor	1,218	134.420	163,729						
WDK	Deck	483	8.040	3,881						
OPF	Open Porch	42	43.810	1,840						
					Net Sketched Area:	2,961	Total:	224,954		
					Size Ad	1218	Gross Area	2961	FinArea	1462

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						
19	Patio	D	Y	1	8X8	G	AV	1960	7.50	T	40.8	101			300			

More: N

Total Yard Items:

300

Total Special Features:

Total:

300